

To the Member of the California State Assembly:

I am returning Assembly Bill 952 without my signature.

This bill would require the board of directors of a homeowner association (HOA) in a common interest development (CID) to provide a payment plan to an owner who is delinquent in paying his or her assessments, if the homeowner can establish a need for working out a payment plan.

This measure will likely be impractical and burdensome for HOAs to actually implement. HOAs enjoy substantial authority in the governing rules that are granted by a vote of the homeowners and can be altered by such a vote. It is more appropriate for each HOA to recognize the unique needs of their homeowners in resolving these issues than passing a one size fits all statewide solution.

For these reasons, I am unable to sign this measure.

Sincerely,

Arnold Schwarzenegger